

Iowa's Affordable Assisted Living Programs

Provided by
Iowa Finance Authority



The Iowa Finance Authority (IFA) is committed to creating assisted living programs that are affordable to low- and moderate-income seniors in Iowa. Through the "Centers for Excellence" grant, IFA has served as technical advisor to programs accessing a variety of funding sources to build an affordable assisted living program. These funding sources include the Low-Income Housing Tax Credit Program, USDA Rural Development and Community

Facilities Program grants and loans, and the HUD Assisted Living Conversion Grant Program. As of July 2006, the following purpose-built programs are helping to meet the increasing demand for affordable assisted living in Iowa. In addition to the programs listed in this directory, many other assisted living providers are serving low- to moderate-income individuals who qualify for a variety of assistance programs. A list of all assisted living providers who are willing to accept Medicaid-eligible clients is available on the IFA website (www.ifahome.com).

Adel Assisted Living



Address: 504 Van Fossen Drive
City: Adel, Iowa 50309
Number of available units: 24
Primary funding source: Low-Income Housing Tax Credits

About the program: Adel Assisted Living opened in January 2006. The program is built on a senior housing campus on the edge of Adel. Personal and health-related care is provided by HomeCare Services, a well-respected home health agency with a long history of providing quality care to the citizens of Adel.

About Adel: Adel, located in Dallas County, is home to approximately 3,500 people. The city is located about 13 miles west of the intersection of Interstate 80 and Interstate 35. Founded in 1847, the city is growing with pride. Adel is one of

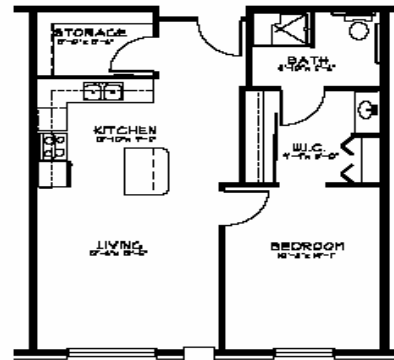
a few towns in Iowa with brick streets in the downtown area. The city also has three parks, two golf courses, a tennis court, a swimming pool and easy access to the Raccoon River Valley Trail, perfect for biking and hiking.

Population of Adel: 3,435

City web site: www.adeliowa.org

Contact at Adel Assisted Living: Susan Arneson, (515) 993-5175

The Rose of Ames



Address: 1315 Coconino Road

City: Ames, Iowa 50014

Number of units: 56

Primary funding source: Low-Income Housing Tax Credit Program

About the program: The Rose of Ames is a 56-unit affordable assisted living program located in a peaceful residential neighborhood on the outskirts of Ames. The program was specially designed to care for low- and moderate-income seniors, in an environment that protects privacy, dignity, and independence. The beautiful building offers many amenities, including a beauty shop, activity room, community room with adjoining patio, computer room with internet, a library, and a theater and chapel area. Personal and health-related care is provided by Lutheran Services, a well-respected home health agency that customizes care for each resident to ensure health and well-being while protecting individuality and encouraging independence. The program can accept residents who are age 55 and above, and persons with disabilities.

About Ames: CyRide, operated by Iowa State University, provides the Ames community with one of the best transportation systems in the nation. The City-wide bus system transports over three million people per year, and offers reliable and inexpensive transportation. CyRide offers the community several services:

The Dial-A-Ride service operates for persons with disabilities and elderly persons whenever the fixed routes are operating. All buses are wheelchair accessible. The "One Community" initiative is designed to build understanding and unity among the Iowa State University and Ames communities. The city of Ames, like other communities, is made up of parks, stores, homes, offices, industrial areas, shopping centers, and lots more. But what makes Ames a great place to live is its strong neighborhoods. The 45 neighborhood associations serve as a link between the neighborhood and the community as a whole, making Ames a vibrant, thriving community.

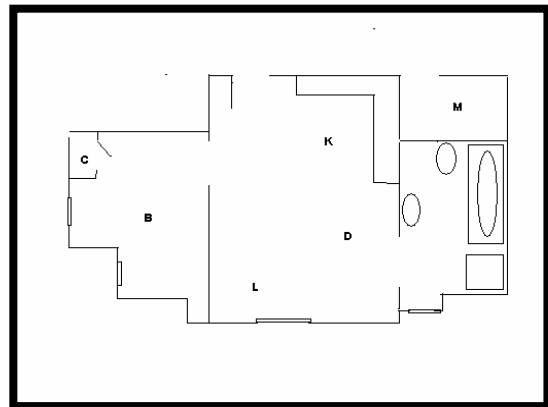
Population: 51,000

City web site: www.city.ames.ia.us/

Contact at the Rose of Ames: Angela Adam, (515) 268-8828, Ext. 1 or AngelaRoseOfAmes@qwest.net.

Web site: www.evergreenredc.com

Petersen Commons Assisted Living



Address: 1607 West 12th Street

City: Davenport, Iowa 52804

Number of units: 51

Primary funding source: Low-Income Housing Tax Credit Program

About the program: Petersen Commons is an assisted living program located on an historic college campus that has been converted to a unique and beautiful senior city within the city. The campus, which affords a breathtaking view of the Mississippi River, includes senior housing, as well as assisted living units. All 51 assisted living apartments are handicap adaptable. The program provides two meals a day, regular social and recreational activities, emergency response, and full access to all campus services and common areas. The program provides a full range of personal and health related services, including housekeeping,

personal care, rehabilitation services, cognitive assistance, and medication management. Petersen Commons accepts residents who are age 55 and above and who need assistance with at least one activity of daily living.

About Davenport: The, city, located in southeast Iowa, is bounded on the south side by the mighty Mississippi River and is one of the few locations where the river runs east and west. Davenport rises vertically over 200 feet from the shores of the Mississippi. The city has 27 parks, 60 ball fields, various aquatic centers and swimming pools, and an airport. Davenport is bordered by three towns (Bettendorf, Iowa, and Rock Island and Moline, Illinois), collectively know as the “Quad Cities.” The beauty of the Mississippi and the rich history of this area make it a premier choice for those who want to experience the comfort and security of life in the Midwest.

Population of Davenport: 98,000

City web site: www.cityofdavenportiowa.com

Contact at Petersen Commons: Catherine Fier, (563) 322-2718, ext. 15

Oneota Village Assisted Living



Address: Five Ohio Street
City: Decorah, Iowa 52101
Number of available units: 16
Primary funding source: HUD
Assisted Living Conversion Grant

About the program: Oneota Village Assisted Living is a 16-unit program built with a Housing and Urban Development Assisted Living Conversion Grant. The program, constructed on an affordable housing senior campus, opened in June 2005. Services include meals, personal and health care, and activities. This program serves seniors age 65 and older.

About Decorah: Scenic and historic Winneshiek County has a population of 21,310. Luther College, a four-year liberal arts school, and Northeast Iowa Community College, offer an array of training programs for local businesses. County seat Decorah offers the Decorah Business Park, featuring a blend of office and manufacturing sites. Each year visitors come from all over the world to visit Decorah’s indoor and outdoor museums, learn about Norwegian immigrant life, wander the grounds of a fort built to protect the Winnebago Indians, and take

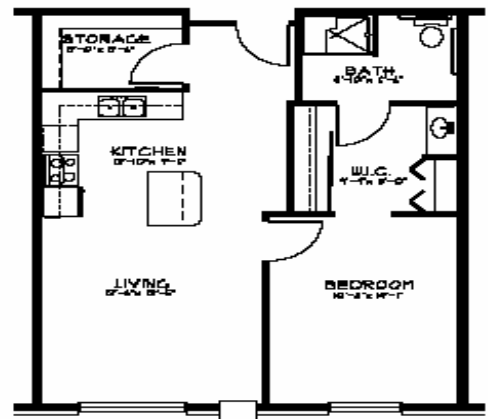
in the beautiful architecture of homes listed on the National Register of Historic Places. Decorah's newly renovated historic shopping district offers everything from hidden antique nooks and eclectic art shops to fine apparel stores.

Population of Decorah: 8,200

City web site: www.decorah-iowa.com

Contact at Oneota Village Assisted Living: Dave Thomas, (563) 568-0043.

The Rose of Des Moines



Address: 1330 19th Street

City: Des Moines, Iowa 50314

Number of Units: 52

Primary Funding Source: Low-Income Housing Tax Credit Program

About Des Moines: As Iowa's capital city, Des Moines is a hub of government action, business activity, arts and cultural affairs. With a City population approaching 200,000 and a metro population of nearly 500,000, Des Moines offers some of the nation's best schools, superb public services, and friendly, caring neighborhoods.

Population of Des Moines: 200,000

City web site: www.ci.des-moines.ia.us

Contact at the Rose of Des Moines: Angela Adam, (515) 244-3300, or AngelaRoseofDM@qwest.net.

Walden Point

Address: 401 University Avenue

City: Des Moines, Iowa 50314

Number of Units: 60

Primary funding source: Low-Income Housing Tax Credit Program

About the program: Walden Point is just across the street from Mercy Hospital, one of the largest health care providers in the Des Moines metro area. Burns and Burns, L.C., developer of Iowa's first affordable assisted living program, Emerson Point in Iowa City, will replicate its exemplary health care model in the Des Moines area. Working in partnership with Mercy Home Health, the staff of Walden Point will focus on meeting the needs of low- to moderate-income seniors in need of assisted living services in Polk County.

About Des Moines: As Iowa's capital city, Des Moines is a hub of government action, business activity, arts and cultural affairs. With a City population approaching 200,000 and a metro population of nearly 500,000, Des Moines offers some of the nation's best schools, superb public services, and friendly, caring neighborhoods.

Population of Des Moines: 200,000

City web site: www.ci.des-moines.ia.us

Contact at Walden Point: Carla Ellerman, (515) 288-9985 or carlaellerman@hotmail.com

Emerson Point

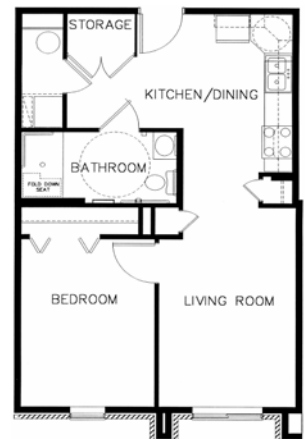


Address: 1355 Shannon Drive

City: Iowa City, Iowa 52246

Number of available units: 54

Primary funding source: Low-Income Housing Tax Credit Program



About the program: Emerson Point is the first purpose-built affordable assisted living program in Iowa. The 54 units filled very quickly, and the program

maintains a wait list of approximately 25 individuals. This first-of-its-kind health care facility has served as a model for other developers and organizations interested in creating an assisted living program for low- to moderate-income seniors in their community. The program provides an environment that promotes independence, dignity, and autonomy, with a proven track record of savings to Iowa's Medicaid budget. The program received a perfect survey at the two-year inspection mark, an outstanding achievement for any assisted living provider.

About Iowa City: Iowa City is a dynamic regional destination, with a growing and thriving business community, world-class medical facilities, and a highly educated work force. The city and surrounding communities offer a multitude of opportunities and an excellent quality of life. As home to the University of Iowa, the area holds many sporting and recreational opportunities for people of all ages.

Population of Iowa City: 62,380

City web site: www.icgov.org

Contact at Emerson Point: Victoria Huffman, (319) 466-0200.

Thornton Heights Assisted Living

Address: 1329 Main Street

City: Lansing, Iowa 52151

Number of Unit: 15

Primary Funding Source: USDA

About the program: Thornton Heights Assisted Living is a 15-unit assisted living program funded under the U.S. Department of Agriculture Community Facilities Program. Located on the campus of the Thornton Manor Nursing Home, this beautiful facility provides another health care option for seniors in the Lansing area.

About Lansing:

This old river town traces its roots back to when it was settled because of its possibilities as a steamboat shipping point and farm market. Today, the numerous Mississippi River sandbars make Lansing an ideal choice for swimming, picnicking, and camping. Lansing lays claim to some of the best canoeing opportunities in Iowa, as well as 20 stocked trout streams. The Upper Mississippi Wildlife Refuge and the annual fall Birding Festival draw people from all over the world.

Population of Lansing: 1,012

City web site: www.lansingiowa.com

Contact at Thornton Manor: Sam Kuhn, (563) 538-4236

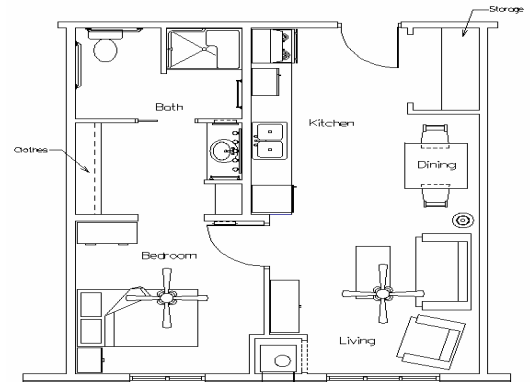
Prime Living Assisted Living



Address: 108 First Avenue NW

City: LeMars, Iowa 51031

Number of units: 27



Primary funding source: Low-Income Housing Tax Credit Program

About the program: Prime Living is a 27-unit program designed to care for frail seniors who are 65 years of age and older. On-site services include personal and health related care, 24-hour a day emergency response, one meal per day, medication management, activities, housekeeping, and laundry services. Common space that can be utilized by tenants includes a beauty shop, private dining room, activity room with a big screen TV, laundry rooms, a ready room, and a patio. All apartments have a full kitchen with a refrigerator, stove, microwave, garbage disposal, and ceiling fans. Tenants control the temperature within their apartment.

About LeMars: Located in the northwest corner of Iowa, LeMars is the county seat for Plymouth County. LeMars is 25 miles north of Sioux City, 85 miles southeast of Sioux Falls, 120 miles north of Omaha, and 205 miles northwest of Des Moines. Officially designated as "Ice Cream Capital of the World," LeMars is home to the corporate headquarters for Wells Dairy, makers of Blue Bunny® brand ice cream and dairy products. The city is proud of its schools, community organizations, and educational institutions. The Floyd Valley Hospital serves as a health care hub for LeMars and surrounding communities.

Population of LeMars: 9,237

City web site: www.lemarsiowa.com

Contact at Prime Living: Brenda Kray, (712) 548-5488

Garden View Senior Community



Address: 800 Darby Drive
City: Monona, Iowa 52159
Number of Units: 16 assisted living units and 6 memory care units
Primary Funding Source: USDA-RCDI Community Facilities Program

About the program: Citizens of all ages shared the dream to create health care options for seniors in the small town of Monona. With the help of the USDA Rural Community Development Initiative program and the fundraising efforts of the community, that dream became a reality in 2005. With 12 independent apartments, 16 assisted living units, and six assisted living memory care units, the program offers area seniors an opportunity to stay in the community they love. USDA funding helps to keep the rates at a level that is affordable to seniors at a variety of income levels.

About Monona: Surrounded by abundant natural beauty and endless year-round recreational opportunity, Monona is recognized as Iowa's Garden City and Gateway to the Yellow River Forest. With a big "heart" and energetic spirit, Monona's 1,500 friendly neighbors go the extra mile to welcome visitors and make newcomers feel at home. Monona is highly regarded its well-maintained homes, citizen involvement, excellent school system and quality of life. Winner of Iowa's First Community Betterment Award, followed by numerous first place awards in many categories, Monona attributes its success to the energy, cohesiveness, and vision of its citizens, government, and civic organizations.

City web site: www.mononaiowa.org

Population of Monona: 1,550

Contact at Garden View: Cherise Baker, (563) 539-4528

Cedar Place



Address: 812 Cedar Street
City: Story City, Iowa 50248
Number of available units: 22
Primary funding source: HUD Assisted Living Conversion Grant

About the program: Cedar Place Assisted Living is a 22-unit program built under the Housing and Urban Development Assisted Living Conversion Grant Program. The assisted living program, constructed in an affordable senior housing program, opened in the summer of 2005. Services, provided by Bethany Manor, include meals, personal and health care, and activities. This project serves seniors age 65 and older.

About Story City: Story City offers the best of small town life while being only minutes away from Iowa State University. This small town with Scandinavian roots offers a smorgasbord of attractions, dining, shopping, services, and recreation. Jobs, industry, housing, parks, and a great school system explain why Story City' residents enjoy such an outstanding quality of life.

Population of Story City: 3,328

City web site: www.storycity.net

Contact at Cedar Place: Cindi Martin, (515) 733-9092

Southcrest Manor II Assisted Living



Address: 607 Second Street SW
City: Waukon, Iowa 52172
Number of available units: 16
Primary funding source: HUD Assisted Living Conversion Grant

About the program: Southcrest Manor II Assisted Living is a 16-unit program built under the Housing and Urban Development Assisted Living Conversion Grant Program. The program, constructed on a senior housing campus, opened in December 2005. Services, provided by Veterans Memorial Home Health Care, include meals, personal and health care, and activities. This project serves seniors age 65 and older.

About Waukon: Waukon is located in scenic northeast Iowa. The business community includes an energetic downtown with many family-owned businesses and agriculturally-based enterprises. Waukon is the seat of Allamakee County and the home base for the Allamakee County Community School District. A 42-acre city park includes an aquatic center, playground, and many shelter houses for family picnics.

Population of Waukon: 4,131

Waukon Chamber of Commerce web site: www.waukon.org

Contact at Southcrest Manor II Assisted Living: Dave Thomas, (563) 568-0043

Programs under development

Nearing completion

Sioux City (scheduled to open late summer of 2006)

Name of program: Prime Living

Address: 725 Pearl Street, Sioux City, Iowa 51101

Number of Units: 42 Low-Income Units (+18 market rate units)

Contact: John Grosenheider, (712) 546-6003

Awarded tax credits in March 2006

Dunlap

Name of program: Dunlap Assisted Living

Address: 1403 Harrison Road

Number of Units: 10

Contact: Care Initiatives, (515) 224-4442

Davenport

Name of program: Taylor Heights Assisted Living

Address: 1400 Warren Street

Number of Units: 20

Contact: Chris Ales, (712) 546-6003

Cedar Rapids

Name of program: Irving Point

Address: 929 8th Street SE

Number of Units: 55

Contact: Burns & Burns, L.C., (319) 338-7600

Lamoni

Name of program: Lamoni Assisted Living

Address: 190 S. Chestnut Street

Number of Units: 8

Contact: Care Initiatives, (515) 224-4442

North Liberty

Name of program: Jefferson Point

Address: 45 W Jefferson Street

Number of Units: 30

Contact: Burns & Burns, L.C., (319) 338-7600

Odebolt

Name of program: Odebolt Assisted Living

Address: 801 S Des Moines Street

Number of Units: 10

Contact: Care Initiatives, (515) 224-4442

Panora

Name of program: Panora Assisted Living

Address: 805 E Main Street

Number of Units: 11

Contact: Care Initiatives, (515) 224-4442

Waterloo

Name of program: The Rose of Waterloo

Address: 421 Oak Avenue

Number of Units: 64

Contact: Greg McClenahan, (952) 224-8667